



Biring House, Royal Arsenal Riverside, Woolwich, SE18

Asking price **£395,000** | Leasehold



Biring House, Royal Arsenal Riverside, Woolwich, SE18

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Private Balcony
-  24-Hour Concierge
-  Gymnasium
-  Local Amenities
-  0.3 MI Woolwich

Luxury waterfront living, a stunning one-bedroom in Royal Arsenal Riverside, an award winning new neighbourhood by Berkeley located on the River Thames, Woolwich SE18.

The living/dining room is a part of the open plan layout designed with engineered timber floor, chrome door handles, recessed down lighting throughout and floor-to-ceiling glazing opening onto a private balcony overlooking the River Thames. The designed kitchen features composite stone countertops with stainless steel integrated sink, LED down lights and concealed cabinet LED lighting, and fully integrated appliances, including an induction hob, multi-function oven, integrated fridge and freezer, and a dishwasher. The bedroom has wall to wall carpeting, bespoke fitted wardrobes, and full-height windows. Balconies are well proportioned with decking, glass balustrade and handrail, as well as energy efficient external lighting. The

bathroom walls and flooring are all tiled with chrome fixtures throughout.

Royal Arsenal Riverside provides 24-hour concierge and amenities include residents' gymnasium, spa, sauna and steam room, massage treatment rooms, high tech cinema room,, Greenwich Heritage Centre, local restaurants, pubs, and cafes nearby.

The property is located only 0.3 miles from Woolwich station (Elizabeth) and 0.4 miles from Woolwich Arsenal station (DLR, Thameslink and southeastern). Situated near the banks of the River Thames, in the Royal Borough of Greenwich, the homes will offer sensational Thames-side living. Open spaces are abundant, from the lawn and formal gardens of Wellington Park through to green corners, wide avenues and broad squares, the 4 acre Waterfront Park and over 1 km of river walks.

Tenure:	Leasehold (991 years remaining)	Local Authority:	Greenwich London
Ground Rent:	£375 p.a.	Council Tax Band:	C
Service Charge:	£2,935.06 p.a.	EPC:	B



Floorplan

541 sq ft | 50.3 sq m



BIRING HOUSE, DUKE OF WELLINGTON AVENUE, SE18
APPROXIMATE GROSS INTERNAL FLOOR AREA 541 SQ.FT (50.3 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Greenwich

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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